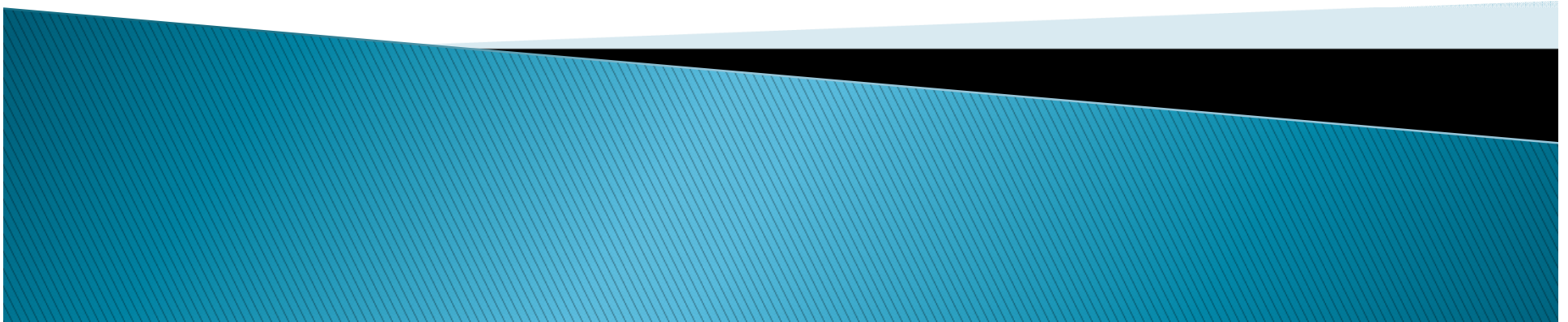


# Housing is Fundamental: The Crucial Role Developers and Property Managers Play in Supporting Real Choice for People with Disabilities

HousingIowa Conference  
Iowa Finance Authority  
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# People with Disabilities: A Large Market ...and Getting Bigger

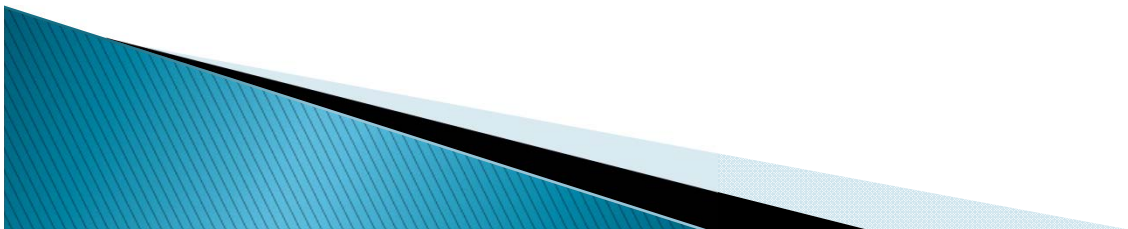
- 396,000 Iowans (1.8%) have a disability
- The incidence increases with age
- Experiences and needs vary widely in Iowa
  - Spinal cord injuries: ~ 2,500
  - Multiple sclerosis: ~ 3,900
  - Developmental disabilities: ~ 45,000
  - Traumatic brain injury: ~ 50,000
  - Serious mental illness: ~ 176,000

➤ Source: DHS State Olmstead Plan for Mental Health & Disability Services ([www.iowaMHDSPlan.org](http://www.iowaMHDSPlan.org))



# Effect of disability on housing needs: Can't be generalized

- Some people need physical accommodations
- Some people need supportive housing (with services on-site)
- Location close to stores, a bus stop, services is often very important
- Most people with disabilities have much the same needs/interests as the general market



# The Biggest Factor: Income Disparity

- ▶ In 2009, 22% of people with disabilities were in the labor force, *cf.* 75% of people without disabilities. (Most people with disabilities *want* to work.)
- ▶ One third of people with disabilities lived in households with less than \$15,000 annual income.

▶ Source: US Census, cited in the National Council on Disability's *Working Paper on Employment*, presented at the National Summit on Disability Policy 2010.



## What's Been Happening to the Long Term Services/Supports System for People with Disabilities?

- ▶ Historically, Iowa and the nation have relied too much on residentially based services.
- ▶ Public systems of support assumed that people with disabilities can't work, or at least can't do "real" work.
- ▶ Discriminatory assumption that people "want to be/are better off with their own kind."
- ▶ "They don't have much to contribute."



# Times are changing, big time.

- 1970's: The long march to disability rights really takes off
  - “Our own homes, not nursing homes”
  - The Independent Living Movement
  - Focus on ability, not disability
- 1999: The U.S. Supreme Court's *Olmstead* decision: *People with disabilities are entitled to receive services in the most integrated setting consistent with their needs.*



# Impact of *Olmstead*

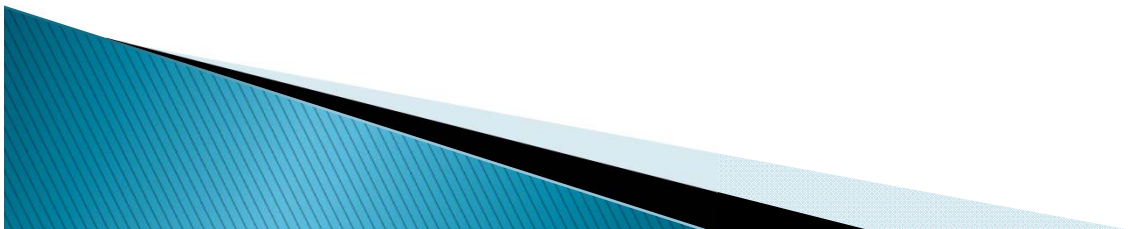
- ▶ Ratifies emerging trends in federal and state policies and programs, promoting full community inclusion.
- ▶ “A right to live, learn, work and recreate in their communities of choice.”
- ▶ Iowa and other states move to expand home and community based services, reduce “institutional bias.”
- ▶ Big example: Money Follows the Person (MFP)





# Easier Said Than Done

- ▶ If you're going to move to or remain in your community of choice, you gotta have a place to live.
- ▶ Across the country, the lack of affordable and accessible housing is one of the biggest barriers to community living...and to compliance with *Olmstead* principles.
- ▶ Scrambling for answers, especially for our most challenging population (MFP).





# Let me count the ways...

- ▶ There's nothing affordable.
- ▶ There's nothing accessible.
- ▶ There's nothing in a safe neighborhood.
- ▶ There's nothing, period.
- ▶ There's no Section 8.
- ▶ Landlords won't take Section 8.
- ▶ "I had a bad experience once with a tenant with a disability..."
- ▶ Landlords don't want to make modifications.



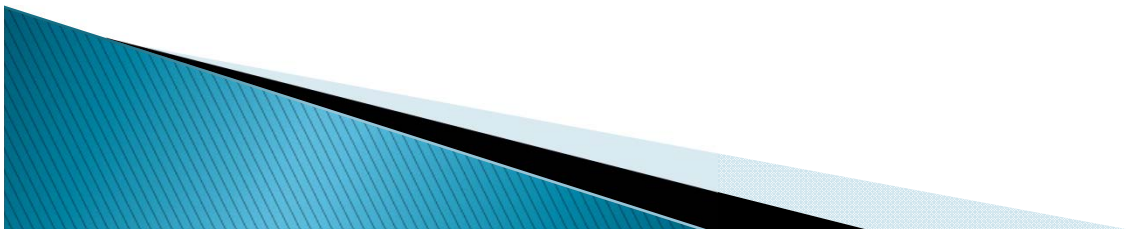
# And How About This?

- ▶ No real communication between HUD and CMS about MFP until fairly recently.
- ▶ HUD rules, e.g., on substance abuse.
- ▶ Local public housing authority rules for applying (apply in person, be there at 8 am, etc.)
- ▶ LPHA rules on eligibility (all roommates' incomes count, criminal background, etc.)
- ▶ LPHA plan preferences rarely include people with disabilities



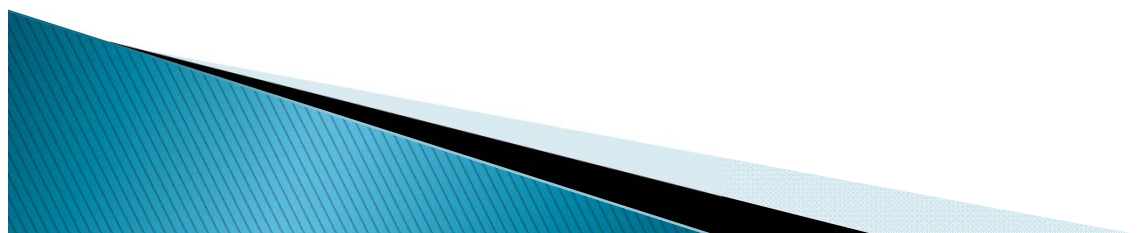
# Trying to Make It Work

- ▶ Most MFP participants living in service provider–owned housing
- ▶ Roommates pooling SSI income to make rent
- ▶ Use of state–funded Conner grant to make first/last month's rent
- ▶ Working with LPHAs to encourage accommodations in policies



# We Need Developers and Property Managers as Partners

- ▶ Understanding the fundamental role housing plays in independent living
- ▶ Supporting meaningful choices for people with disabilities
- ▶ Avoiding snap judgments about people
- ▶ Effective affirmative marketing plans to get the word out



# Tapping into the Local Disability Market

## Get to know

- ▶ Local single-disability organizations (MS Society, Brain Injury Assn, etc.)
- ▶ Your local providers of disability services (publicly and privately funded)
- ▶ Veterans' organizations
- ▶ Case management offices
- ▶ MFP Program Staff – Visit

[www.ime.state.ia.us/LTC/MFP/index.html](http://www.ime.state.ia.us/LTC/MFP/index.html)



► Questions?

